

# Minutes of a Regular Meeting

Approved 10/19/2006

## Town of Los Altos Hills PLANNING COMMISSION

THURSDAY, September 7, 2006, 7:00 p.m.

Council Chambers, 26379 Fremont Road

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cc: Cassettes (1) #10-06

### 1. ROLL CALL AND PLEDGE OF ALLEGIANCE

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chambers at Town Hall.

Present: Chairman Collins, Commissioners Carey, Clow, Cottrell & Harpootlian

Staff: Debbie Pedro, Planning Director; Brian Froelich, Assistant Planner; Victoria Ortland, Planning Secretary

### 2. PRESENTATIONS FROM THE FLOOR

Planning Director Debbie Pedro, introduced new Assistant Planner, Nicole Horvitz, to the Planning Commission.

### 3. PUBLIC HEARINGS

- 3.1 LANDS OF ZAGHI, 14542 Yale Court (25-06-ZP-SD); A request for a Site Development Permit for a landscape screening plan. The proposal includes perimeter screening for a major addition of 2,349 square feet that was approved in June, 2003. CEQA review-Categorically Exempt per 15301(e) (staff-Brian Froelich).

Brian Froelich, Assistant Planner, presented the staff report explaining that the Planning Commission had approved a Site Development Permit for a 2,349 sq. ft. major addition in June 2003. The application was the result of neighborhood complaints and a code enforcement action and following that approval the conditions of approval specified that the Landscape Plan be presented to the Planning Commission. The plan proposes eleven 24" box sequoia trees along the southwestern property line, seven 24" box oaks two at the driveway entrance and five along the northeastern property boundary, two 24" olive trees in the front yard and a hedge with 35 myrtle plants of 5 gallon size along the pool decking in the rear yard. The Environmental Design Committee had commented on the use of the sequoia trees and the property owner had reduced the total number from fifteen to eleven.

Ken Schoppett, Landscape Architect for the applicant, explained that the plan was designed to provide privacy for both the applicant and the neighboring property owners. Some of the redwoods on the plan had been removed at the request of a neighbor.

Ashraf Zaghi, applicant, thanked the Planning Commission for the opportunity to be heard at tonight's meeting.

#### OPENED PUBLIC HEARING

Sandra Humphries, Environmental Design Committee, commented that the Committee had concerns with the planting of redwood trees and the eventual height of the trees. The Committee had cautioned the applicant and asked them to work with the neighbors on the issue. The Committee made no specific suggestions for different trees.

#### CLOSED PUBLIC HEARING

Commissioner Clow supported the landscape plan and the modification made to address the neighbor's concerns.

Commissioner Carey supported the application as presented.

Commissioner Cottrell concurred with his fellow Commissioners and agreed with the plan.

Commissioner Harpootlian also concurred.

Chairman Collins supported the plan but commented that planting of redwood trees should be discouraged. She felt that owners of sloped properties build for the view but also want to plant large trees to provide privacy and the combination may not work well.

**MOTION SECONDED AND PASSED:** Motion by Commissioner Clow and seconded by Commissioner Harpootlian for Lands of Zaghi, 14542 Yale Court to approve the request for a site development permit for a landscape screening plan.

AYES: Chairman Collins, Commissioners Harpootlian, Cottrell, Clow and Carey  
NOES: None

This approval is subject to a 22 day appeal period.

- 3.2 LANDS OF SHAHIDI, 25349 La Rena Lane (37-06-ZP-SD-GD); A request for a Site Development Permit for a 4,165 sq. ft. two-story new residence with a 1,900 sq. ft. basement and a 648 sq. ft. swimming pool. CEQA review-Categorically Exempt per 15303(a) (staff-Debbie Pedro).

Debbie Pedro, Planning Director, presented the staff report stating that the lot is surrounded by single family residences except for the south side where it abuts the water tank facility maintained by the California Water Service Company. The site is currently developed with a single story house. Existing access to the property is provided from the northwest corner of the lot by a driveway with an approximate 28 percent slope. The applicant proposed to demolish the existing home and driveway and construct a new driveway in order to comply with the Fire Department's driveway slope and fire truck turn-around requirements. The new driveway would

access the property on the eastern end of the lot, loop around the house and connect to a basement garage. Three parking spaces are provided in the basement garage and one additional outdoor parking space located next to the fire truck turn-around. Because of the steep slope along the front of the property, the driveway will require a retaining wall. A grading exception for up to 6 feet of fill was requested for a portion of the driveway that covered approximately 150 sq. ft. The project is affected by two ordinances recently adopted by the City Council. The owner is taking advantage of the Solar Bonus Ordinance by installing roof mounted solar panels which qualified the property for an additional 500 sq. ft. of development area to be used for the construction of a new pool. The Eucalyptus Tree Ordinance requires six eucalyptus trees to be removed as part of the conditions of approval. The Pathways Committee has recommended the installation of a pathway along La Rena Drive. Some vegetation would be removed along the road to accommodate the construction of the pathway.

Commissioner Carey asked if the reason for the change in the driveway design was for the requirement of the Fire Department.

Planning Director Pedro replied that the Fire Department is requiring a maximum slope of 20 percent and with the steep slopes along the front of the property this driveway configuration is the only way to meet that requirement.

Commissioner Harpootlian asked if a retaining wall as an erosion control measure would be needed along the pathway.

Planning Director Pedro explained that from this edge of the road to where the steep slope begins; there is a flat area of at least five feet. That will allow an adequate area for the pathway after the vegetation has been removed. The applicant will replace any needed vegetation before the final inspection of the house.

Commissioner Cottrell asked if the owner needed to cover both the cost of the pathway and the removed vegetation.

Planning Director Pedro replied that the applicant will be responsible for minimal plantings for erosion control and screening.

Commissioner Harpootlian requested clarification on condition of approval number 31 and the mention of the Fire Department's maximum 15 percent slope requirement.

Planning Director Pedro stated that the Fire Department is allowing the applicant up to a 20 percent slope with the installation of fire sprinklers in the house. The condition will be corrected.

#### OPENED PUBLIC HEARING

Farzin and Farzaneh Shahidi, applicants, thanked the Planning Commission for reviewing the plans for the new home for their family and appreciated the solar panel bonus enabling a swimming pool to be built.

Jon Jang, Architect, explained that the driveway and entrance facade currently face the hillside and cannot be seen from the driveway. The new design will allow the front facade of the house to be seen on approach to the house. The daylight basement is also a new feature to the site.

Commissioner Harpootlian was impressed by Mr. Jang's efforts with this challenging lot. He commented that in regards to the solar panels, the intent of the Environmental Committee was to allow challenged lots with relatively small development area to be benefited by the bonus. The Shahidi project was the first to take advantage of the new ordinance granting development area for solar panel installation.

Chairman Collins asked if the roof of the home had been designed for use of solar panels or if the design had been favorable for installation of roof solar panels.

Jon Jang replied that the solar panels worked out well and will not be very visible because of the house style and roof design.

Chairman Collins explained the new Solar Panel Bonus Ordinance that had allowed the Shahidi project to build a swimming pool with the 500 sq. ft. increased development area gained by the installation of roof mounted solar panels.

#### CLOSED PUBLIC HEARING

Commissioner Carey supported the project and the grading exception for the driveway. He disagreed with some of the statements made about the benefit of the solar panel credit allowing the installation of the swimming pool as an environmental trade off for 500 sq. ft. of solar panels.

Commissioner Cottrell supported the project and commended the architect on the great job done for the difficult driveway and site.

Commissioner Harpootlian supported the project and noted that the grading exception for the driveway was primarily for the requirement of the Fire Department.

Commissioner Clow concurred.

Chairman Collins supported the project and agreed with Commissioner Carey that the trade-off of the swimming pool being built with the solar panel bonus was not what she was hoping for but it was a start to get homeowners moving towards photovoltaic system installation.

**MOTION SECONDED AND PASSED:** Motion by Commissioner Carey and seconded by Commissioner Clow to approve the requested site development permit subject to the recommended conditions of approval for Lands of Shahidi, 25349 La Rena Lane.

AYES: Chairman Collins, Commissioners Carey, Clow, Cottrell & Harpootlian  
NOES: None

This approval is subject to a 22 day appeal period.

3.3 AMENDMENT TO THE TOWN'S ZONING AND SITE DEVELOPMENT ORDINANCE WITH REGARD TO DEVELOPMENT ON RIDGELINES, HILLTOPS AND HIGHLY VISIBLE LOTS (Section 10-2.702 Siting) Change includes the deletion of the term "highly visible lots" from the ordinance. CEQA review-Categorically Exempt per 15061(b) (staff-Debbie Pedro).

Planning Director Pedro reported that the City Council had considered the proposed ordinance at their July 27, 2006 meeting. The City Council decided to table the previous version of the ordinance and directed staff to return to the Planning Commission with a simple amendment to remove the term "HIGHLY VISIBLE LOTS" and consider the proposed definition of 15 percent or greater in slope for hillside lots. A recommendation to Council is requested for the proposed ordinance.

Commissioner Carey asked where the 15 percent definition for the hillside had originated as it had not been discussed by the Planning Commission.

Planning Director Pedro explained that when the ordinance went to City Council there was no definition for "Hillside Lot". It would be very difficult to apply the ordinance without a clear definition. Staff had proposed that a hillside lot would be one with more than a 15 percent slope. This is consistent with the requirement for a lot steep enough to warrant a geological study.

Commissioner Carey asked the percentage of lots in Town that were greater than 15 percent average slope.

Planning Director Pedro stated that generally anywhere from one half to two thirds of the lots in Town.

Commissioner Cottrell commented that the previous and current ordinances were highly subjective even without the definition on highly visible lots. He felt that the way it has always been is that a person's best judgment was needed when looking at sites using these guidelines.

Commissioner Clow supported the ordinance as written.

#### OPENED PUBLIC HEARING

Ben Sharma, La Rena Lane, said he was attending his first Planning Commission meeting. He was trying to figure out the main purpose of the ordinance. The steepness of the lot seemed to be the focus when from a visibility standpoint he saw the slope as an independent variable. He stated that a lot with a shallow slope below 15 percent might be visible from 360 degrees. He felt the degree of visibility of a lot should be taken into account as well as the relative height of the adjacent properties. The steepness only seems like one factor.

Commissioner Carey stated that the intention for revising the Highly Visible Lot ordinance was to do away with the term “highly visible lot”. The purpose of the ordinance was to make sure that reasonable development standards were applied on hillsides to reduce the visible bulk of houses on the hillside.

Commissioner Clow spoke of the months of work by Ad Hoc Committee members to try to develop objective standards to identify highly visible lots.

Commissioner Cottrell commented that the preservation of ridgelines and hilltops was the objective. Whether it is highly visible or not on the ridgelines and hilltops must be taken into consideration in the siting of structures.

Commissioner Carey was not opposed to striking the wording “highly visible lots”.

Chairman Collins did not wish to strike the wording “highly visible lots”. She felt more work on concepts for a definition might be helpful. The Planning Commission had a bad experience with a project two years ago that it thought was highly visible. That project was the impetus for the current ordinance discussion. She was concerned about future projects that might require guidance from an ordinance.

Commissioner Harpootlian wondered if a project on this type of lot could be a Fast Track application.

Commissioner Carey said a reasonable addition to the ordinance would be that ridgeline and hilltop projects should not be a Fast Track application.

Commissioner Cottrell agreed.

Discussion ensued about the definition of highly visible in regard to the number of neighbor complaints and concerns received about a project.

Commissioner Carey made the suggestion to change Number 4 from “one or more of the following techniques” to read “all of the following techniques”. A requirement could also be added that this type of submittal be reviewed by the Planning Commission.

Commissioner Harpootlian stated he would support either returning the ordinance back to the subcommittee for review or passing it.

Commissioner Cottrell, Clow and Chairman Collins agreed with Commissioner Carey.

#### CLOSED PUBLIC HEARING

**MOTION SECONDED, AMENDED AND PASSED:** Motion by Commissioner Carey and seconded by Commissioner Cottrell to forward a recommendation to the City Council to adopt the resolution approving the proposed amendments in Section 10-2.702.b of the Municipal Code with the change in Number 4 “one or more of the following techniques” to “all of the following

techniques” and that a requirement be added that houses on ridgelines and hilltops may not be Fast Tracked but reviewed by the Planning Commission.

AYES: Chairman Collins, Commissioners Carey, Clow, Cottrell & Harpootlian  
NOES: None

- 3.4 LANDS OF KLEIN, 26063 Todd Lane (112-06-ZP-SD-GD); A request for a Site Development Permit for a 4,864 square foot New Residence with a 1,992 square foot Basement and a Swimming Pool. The proposal includes removal of one 39” heritage oak tree (multi-trunk) and a request for a Grading Policy Exception for a daylighted basement and driveway retaining wall with a maximum cut of up to 10 feet where 4 feet is the maximum allowed. CEQA review-Categorically Exempt per 15303(a) (staff-Brian Froelich).

Brian Froelich, assistant planner, presented the staff report stating that there is an existing 3,200 sq. ft. single story house, detached structure and driveway on the site that would be removed. Trees proposed to be removed include pine and fruit trees and one 39” heritage oak tree. In 2004 a two story residence was approved for the site through Fast Track but no building permit was issued. The Kleins have since purchased the property and have proposed a single story residence with a daylight basement, pool, patio and a driveway with two retaining walls at a higher elevation access on Todd Lane. One of the retaining walls and the daylight basement require a grading policy exception. The 39” heritage tree proposed for removal would be replaced with four 60” box oaks located on the north side of the property. One of the grading policy exceptions is for the yard area created from the daylight basement. Four feet of cut for a yard area is the maximum allowed for the grading policy and the project proposed up to ten feet of cut with the total area of 1,340 sq. ft. The other grading policy exception cut is for two and a half feet for 60 sq. ft. of area. A correction to the staff report for the Pathways Committee recommendation is to request a twenty-five foot easement over the existing private right-of-way for pathway and pedestrian purposes without construction. Condition number 22 in the report could be replaced with the new condition if the Commission wishes.

Commissioner Carey asked why the twenty-five feet measurement was chosen.

Brian Froelich explained that the twenty-five feet would reach the centerline of the right-of-way and would allow access to cross the street.

Ginger Summitt, Chairman of the Pathways Committee, explained that there is an off-road path that continued to Bullis School from between 26011 and 26005 Todd Lane. The path is heavily used and has been for years as access from La Paloma Road to get to Bullis School or the playground area. Todd Lane had been offered to the Town as a public road in the past and the Town declined but that fact was not recorded. The Pathways Committee had recommended that eventually it would like an off road pathway on the other side of Todd Lane for children to use when Bullis School reopens. The project property is affected

by the request of public access along the road right-of-way, not an easement on the shoulder or extending onto the property.

Debbie Pedro, Planning Director, explained that after consulting with the City Attorney, it appears that the road is privately owned. There is a homeowner's association with CC&R's. The owner of the property owns up to the centerline of the right-of-way with the right-of-way easement currently for vehicular access. The Pathways Committee is asking to grant an overlay of easement for pedestrian and equestrian access over the same strip of area.

Brian Froelich, Assistant Planner, stated that the City Attorney had confirmed that Todd Lane has no public access as a privately owned road at this time.

Ginger Summitt stated that for the Pathways Committee, it is consistent with the past to request public access along private roads, in particular when connected to off-road paths.

Commissioner Carey was not clear why access to the center of the road was requested and not a smaller amount.

Commissioner Harpootlian asked the width of the road and the need for the twenty-five feet.

Chairman Collins asked if the twenty-five foot width continued off the pavement and onto the dirt area for a walking easement off the street. She wondered why twenty-five feet was needed.

Commissioner Carey felt that twenty-five feet was requesting more area than was needed.

Planning Director Pedro explained that a ten foot easement would not allow for enough room for access on the paved road instead of the property.

Commissioner Cottrell stated that access on the paved road prevented a pathway-in-lieu fee yet provides public access.

#### OPENED PUBLIC HEARING

Bill Klein, applicant, explained that he purchased the property a year ago and had developed a new plan and improved the drainage. Photovoltaic panels will be used for energy efficiency and extensive landscape screening is planned. He has the support of the neighbors for the project and is anxious to start the project. He was not sure if he had the ability to grant the path easement on behalf of the neighbors on Todd Lane.

Bill Maston, Architect, said the concept of the home was for a single story with a walk-out basement that allowed for a lower profile house than was previously planned for the site. He was not sure if the applicant had the ability to agree to the easement request without the private Homeowner's Association approval.



Commissioner Harpootlian asked if the applicant had taken advantage of the solar panel credit.

Mr. Maston replied that the credit had not yet been taken in terms of the MDA but 388 sq. ft. of solar panels are to be installed.

Chairman Collins asked if the solar panels would supply power for the entire house.

Mr. Matson replied that based upon the square footage of the house and the number of occupants, the system should provide 100 percent of the energy needs depending on the time of year and a number of other issues.

Commissioner Carey stated that from the communication from the City Attorney the applicant does have the legal right to grant the requested easement.

Planning Director Pedro explained that Todd Lane is a private road that does not have public access. When staff was researching the history of the subdivision, Todd Lane was proposed to be dedicated to the Town but was rejected. There is no clause that states the right-of-way would allow public access.

Commissioner Cottrell asked about the difference in the easement request by the Pathways Committee for ten feet to the request now for twenty-five feet.

Brian Froelich, Assistant Planner explained that the request was changed by staff with the information received from the City Attorney and City Engineer.

Ginger Summit, Pathways Committee Chairman, suggested an easement from the center of the road to the edge of the pavement.

Chairman Carey asked Bill Maston to explain the removal of the Heritage Oak tree and why the house wasn't designed to preserve it.

Mr. Maston said that the applicant's arborist had reported that the multi trunk tree was in poor health. The adjacent neighbor was consulted and preferred to have an evergreen oak tree for more privacy.

Chairman Collins asked Mr. Maston if he was aware that two of the four or five main trunks of the oak tree had been cut already to accommodate the construction of the story poles. She felt that was unfortunate.

Mr. Maston said he became aware of the tree's trunk removal after it had been done.

Chairman Collins expressed disappointment that the tree was not viewed as valuable because it was a multi-trunk tree.

Bill Klein, applicant, reported that the arborist report had pointed out a canopy gap in the multi-trunk tree and explained that such trees have a tendency to split. He was concerned with safety issues and the ultimate health of the tree.

Commissioner Clow asked the measurement of the road from the centerline to the edge of pavement.

Planning Director Pedro stated that according to the map the measurement from the centerline of the right-of-way to the edge of pavement is approximately thirteen feet. At Commissioner Clow's request she suggested that a fifteen foot easement would cover the paved portion of the half width right-of-way and also allow the owner a landscaping area.

B.L. Pfefer, Todd Lane, was satisfied with the plan and believes that drainage system will intercept water before reaching his property. He stated he had lived on Todd Lane for 42 years and had looked at the layout of the subdivision. Maurice Johnson developed the tract, put in the road and on the submitted map included declaration of all easements. The City Clerk declaration on the approved map eliminated all that was offered to the Town. Mr. Pfefer had done research on minutes from the meeting and could find no record of direction to the City Clerk. Mr. Pfefer referenced a study done by the Town in 2001 of private roads. He felt that the public has access currently because of both pedestrian and vehicular traffic he has viewed.

#### CLOSED PUBLIC HEARING

Commissioner Cottrell supported the project and complimented the design of the plan. The pathway easement of fifteen feet from the middle of the road seemed a good compromise.

Commissioner Carey supported the project but had some reservations over the basement grading exception but realized the house would look less intrusive. The pathway easement of fifteen feet is reasonable. The oak tree replacement of one to four seemed reasonable.

Commissioner Clow supported the project and felt the smaller facade of the home was being accomplished with the grading. The fifteen feet for the pathway seemed a good compromise. He viewed the oak tree as several smaller trees rather than one huge oak tree.

Commissioner Harpootlian supported the project and was impressed with the layout of the plan design. He accepted the arborist opinion on the oak tree and felt the replacement with the four oaks was an excellent deal. He supported the fifteen foot easement.

Chairman Collins did not support the project. She did not support the grading policy exception and felt the cut was massive for a yard and beyond anything she could accept. She felt a basement was okay but to make that kind of cut to provide a yard is doing too much to the lot. She also did not support cutting the heritage oak.

**MOTION SECONDED, AMENDED AND PASSED:** Motion by Commissioner Cottrell and seconded by Commissioner Carey to approve the Site Development Permit for the new 4,864 sq. ft. residence with the 1,992 sq. ft. basement and swimming pool and replace condition number

22 of the staff report with the new condition 22 that the pathway easement be granted from the centerline of the road and be fifteen feet wide to ensure pedestrian access to Todd Lane. The grading policy exception was approved.

AYES: Commissioners Carey, Clow, Cottrell & Harpootlian  
NOES: Chairman Collins

This approval is subject to a 22 day appeal period.

- 3.5 LANDS OF CLOW, 27660 Central Drive (137-06-ZP-SD-GD); A request for a Site Development Permit for a 897 sq. ft. basement garage. CEQA review-Categorically Exempt per 15303(e) (staff-Debbie Pedro).

Commissioner Clow recused himself from the item.

Debbie Pedro Planning Director presented the staff report stating that the application was for a basement garage of 897 sq. ft. to accommodate three vehicles. An existing retaining wall would be removed as would six fir and cedar trees to provide driveway access to the basement garage.

#### OPENED PUBLIC HEARING

Eric Clow, applicant stated the project was a minor addition according to ordinance and is before the Planning Commission because there is no building above. There are no variances or exceptions to the grading policy requested and the drainage had been designed to keep all the water moving exactly as it does currently. There will be a slight reduction in amount of water run-off. Mr. Clow explained that one motivation for the project is to provide covered parking spaces. With approximately 74 percent of his property taken with easements and setbacks it is hard to provide covered parking spaces to meet the spirit of the 2002 Ordinance that requires two covered parking spaces. The construction will be very non-visible and the neighbors will not have to view cars anymore on the existing courtyard.

Dubose Montgomery, Central Drive expressed he is in favor of the project and felt it was an unobtrusive design with no drainage issues or problems and is a minor addition.

#### CLOSED PUBLIC HEARING

Commissioner Harpootlian supported the project and pointed out that many lots in Town like this one have challenges for development.

Commissioner Cottrell also supported the project.

Commissioner Carey supported the project and felt it would be an enhancement for both the applicant's property and the neighborhood.

Chairman Collins expressed support for the project.

MOTION SECONDED AND PASSED: Motion by Commissioner Carey and seconded by Commissioner Cottrell to approve the requested site development permit subject to the recommended conditions in Attachment One regarding Lands of Clow, 27660 Central Drive.

AYES: Chairman Collins, Commissioners Carey, Cottrell & Harpootlian

NOES: None

This approval is subject to a 22 day appeal period.

4. OLD BUSINESS-none

5. NEW BUSINESS

- 5.1 Consideration of a resolution of the Planning Commission in support of the Los Altos Hills Town Council Resolution 42-06 petitioning the Santa Clara County Committee on School District Reorganization.

Commissioner Clow provided an overview of the Resolution.

MOTION SECONDED AND APPROVED BY CONSENSUS: Motion by Commissioner Clow and seconded by Commissioner Carey to adopt the Resolution in Item 5.1.

- 5.2 Appointment of Planning Commission representative to the Subdivision Committee pursuant to Section 9-1.226 of the Los Altos Hills Municipal Code.

Chairman Collins appointed Commissioner Harpootlian to represent the Planning Commission for the upcoming Subdivision Committee meeting with Chairman Collins being alternate.

6. REPORT FROM THE CITY COUNCIL MEETING

- 6.1 Planning Commission Representative for Sept 14<sup>th</sup>-Commissioner Harpootlian  
6.2 Planning Commission Representative for Sept 28<sup>th</sup>-Chairman Collins  
6.3 Planning Commission Representative for Oct. 12<sup>th</sup>-Commissioner Carey  
6.4 Planning Commission Representative for Oct. 26<sup>th</sup>-Commissioner Cottrell

7. APPROVAL OF MINUTES

- 7.1 Approval of August 3, 2006 minutes.

MOTION SECONDED, AMENDED AND APPROVED BY CONSENSUS: Motion by Commissioner Clow, seconded by Chairman Collins to approve the July 20, 2006 minutes as amended.

8. REPORT FROM FAST TRACK MEETING-none

9. REPORT FROM SITE DEVELOPMENT MEETING-AUGUST 29 AND SEPTEMBER 5, 2006

9.1 LANDS OF DYRDAHL, 27309 Julietta Lane (88-06-ZP-SD); A request for a Site Development Permit for landscape screening and a new fence. CEQA Review: Categorical Exemption (staff-Debbie Pedro). Approved with conditions.

9.2 LANDS OF VEERINA, 25665 O'Keefe Lane (140-06-ZP-SD); A request for a Site Development Permit for landscape screening and drainage improvements. CEQA Review: Categorical Exemption. (staff-Debbie Pedro). Approved with conditions.

Commissioner Harpootlian requested a change in date for the October 2006 Planning Commission Meeting from October 5 to October 19. All Commissioners in agreement.

10. ADJOURNMENT

The meeting was adjourned by consensus at 8:54 p.m.

Respectfully submitted,

Victoria Ortland  
Planning Secretary